BOOK 11275 PAGE 920

98 DEC 31 AM 9:48

REGISTER
DAVIDSON COUNTY, TN.

0531241

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
RUSSELL E. PARRISH
P. O. BOX 213
HERMITAGE, TN 37076

MORTGAGEE:
FIRST BANK & TRUST
15375 LEBANON ROAD
OLD HICKORY, TN 37138

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map & PARCEL #:
096-10-0-053.00
Field Book # 03DZ-58318

WARRANTY DEED

6933 12/31 0101 RECORDED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gary Yaerger and Patsy Yaerger, Husband and Wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Russell E. Parrish, Unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to wit:

> BEING Lot No. 105 on the Map of Cloverhill Subdivision, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 105 fronts 70 feet on the southerly side of Cottonwood Drive and extends back between lines 202.8 feet on the westerly line and 191 feet on the easterly line to a dead line in the rear, on which it measures 84 feet.
>
> Being the same property conveyed to Gary Yaerger and Patsy Yaerger, by deed from Dale Yaerger and Alma Yaerger, Husband and Wife, as of record in Book 10561, page 428, Register's Office for Davidson County, Tennessee.

This is improved property known as 613 Cottonwood Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any, and easements and covenants and conditions as shown on the Plan of record in Book 2133, page 46, all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives,

to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of November, 1998.

Gary Yaerger — Patsy Yaerger

GARY YAERGER BY: PATSY G. YEAGER, PATSY YAERGER ALSO KNOWN AS PATSY YAERGER
by Patsy G. Yaerger, attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patsy Yaerger**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5th day of November, 1998.

Michele M. Cooper
NOTARY PUBLIC

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 5th day of November, 1998, before me personally appeared **Patsy G. Yeager, also known as Patsy Yaerger,** to me known to be the person who executed the foregoing instrument in behalf of **Gary Yaerger,** and acknowledged that she executed the same as the free act and deed of the said Gary Yaerger.

Witness my hand and official seal at the office in Mt. Juliet, Tennessee, this the 5th day of November, 1998.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TN

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $48,000.00.

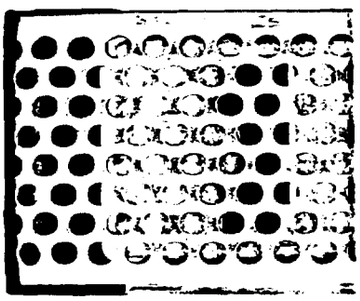
Russell E. Pure
AFFIANT

Subscribed and sworn to before me
this 5th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: March 22, 2001

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11275 PAGE 923

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

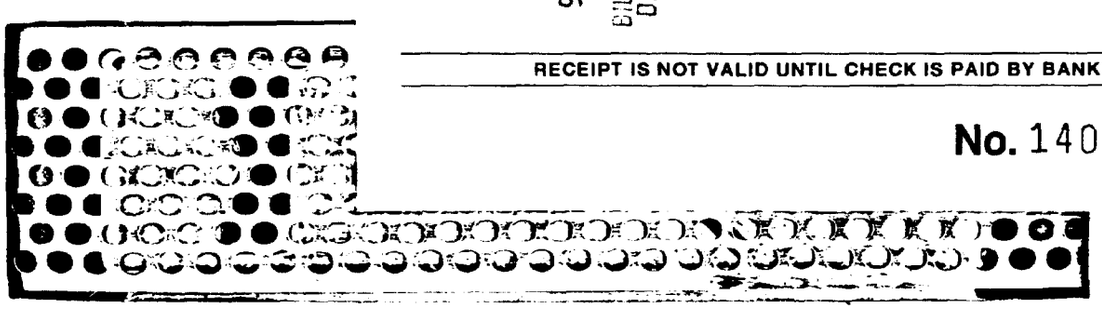
CAPT 46000.00
CON TX 177.60
PRFEE 1.00
MISC 10.00
CFEE 2.00
TOTAL 190.60
CHECK 190.60

12/31/98 01 0914A 0001 6973

053124 1
'IDENTIF. # REFERENCE

98 DEC 31 AM 9:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404240